

Letter from the Bankview Community Association

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

Tel. (403) 244-2544



Date: May 29, 2018

To: Tom Schlodder
By email to: tom.schlodder@calgary.ca

File Reference: LOC2018-0095
Subject Address: 2502 15 St SW

Dear Mr. Schlodder,

The BCADC (Bankview Community Association Development Committee) has reviewed the proposal for a land use redesignation on the subject address from R-C2 to MC-G and an increase in density from 1 single detached home on 1 lot to a 4 unit multi-dwelling on one lot (see site plan submitted with redesignation application).

MC-G (Multi-Residential – Contextual Grade-Oriented District) is a multi-residential designation in the developed area that is primarily for townhouses and fourplexes. M-CG zoning would allow 5.8 units on this site (111 units per hectare @ .05207 ha site size). The MC-G zoning would require a modifier to d77 to allow a maximum of 4 units. The site plan is disappointing in its layout and proliferation of front drives. This suggests the applicant is unable to sensitively accommodate 4 units on the site. A better option for this site is R-CG (Residential – Grade-Oriented Infill District) to allow 3 units. R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side by side and duplex homes that may include a secondary suite.

We request that zoning be changed to R-CG and not MC-G, as proposed by the applicant. The BCADC supports an endeavour to build up to 3 units on site. Although we appreciate the provision of a preliminary site plan, the BCADC believes that there are many improvements that could be made. There is an excellent opportunity to use the east lane for vehicular access to one or more of the properties. We discourage vehicular access and garages solely off 24th Avenue SW. A row of garages essentially creates a wall which separates the units from the public realm at the ground level. 24th Avenue is an important link to community hubs including Starbucks and Our Daily Brett. The BCADC may be supportive of up to 4 units were vehicular access reconsidered and public realm improvements provided. This residential street would greatly benefit from well-designed community shared space, including benches, trees and landscaping.

The BCADC is concerned about the blank wall of the development facing 15 ST SW. Light quality would be poor, and this represents a missed opportunity for a preferred west orientation. According to the concept, the development faces north in it's entirety. Light quality is more limited in a northern exposure.

The BCADC would further suggest a stacked townhouse development which would offer considerable improvement in aesthetics and design excellence for residents. The BCADC encourages building facades which add visual interest and address the public realm through use of varied and high-quality materials. Monolithic and cookie-cutter designs must be avoided. Most importantly, MC-G zoning is not appropriate for this site.

Thank you for inviting and reviewing the Community Association's comment.

Respectfully,
Bankview Community Association
Jennifer Miller

Letter from the Bankview Community Association

Director, Development Committee

Cc:

Cllr. Evan Woolley, evan.Woolley@calgary.ca, eaward8@calgary.ca

Nathan Berko, President, Bankview Community Association, president@bankview.org

Bankview Development Committee Members